

Two Pants Suits

"The extra pair doubles the wear and cuts your cost in half"

Proper Clothes at a Provident Price

Fall Clothes time is again with us. Rather than talk about the smart styles of the new Fall models and the exceptional quality of the handsome new fabrics in Monroe Clothes, which we know you will take for granted, we prefer at this time to say

a word about the Monroe Method of Merchandising. Our method is not copyrighted, but just the same it isn't pirated. We don't train with the old-timers and their old-time methods of "marking up" prices at the season's start, most amply if you please, so that later advertised "reductions" still allow a reason-

able profit where such "reductions" are given. Our method is exactly the reverse. We believe in volume business and we have it. We believe in selling good clothes, seasonable clothes, now when you want and need them, at prices that are just; prices that permit us a slight margin of profit and provide you a great margin of saving. Values have developed our enormous business (the largest in America), and the Monroe Method

Monroe Clothes are not only proper but provident clothes for Fall. Come up and see them, and you will see what 200,000 men already know-that they provide the accepted "fact" in satisfaction. Come up and learn how much you benefit because of the intensified saving, buying Monroe Clothes

-direct from the maker

-via our lower rent Upstairs Shops

-from America's Largest Clothiers

OUR Two Pants Fall Monroe Suits have scored a bull's-eye in public favor. We are showing a most attractive variety of All Wool, Silk Sewn fabrics made up with Two Pairs of pants. Sensational values.

creates these values.

\$40 \$50

MONROE JUNIOR TWO PANTS SUITS, made of durable, dependable, tested All Wool fabrics, are here for the lad in smart, stylish models. Values unapproachable at these prices.

\$13^{.50} and \$16^{.50}

Sizes from 9 to 18

Suits — Topcoats — Evening Clothes

Extra Pants that are Double Extra Values-\$4.75 & \$6.75

MANHATTAN 42ad Street cor. B'way. 50 E. 42ad " Madison lassau " " Frankfort 5 Certiandt" " B'way 14th St. opp. Acad. Music 34th Street, Cor. B'way 46th Street & Breadway 125th a at Col. Circle

181st, cor. St. Nicholas Av.



BRONX Bergen Ave. at 149th St. BROOKLYN 413 Fulton Street 587 Fulton at Flatbush NEWARK-151 Market Street JERSEY CITY-Newark Ave. PATERSON-220 Main Street YONKERS — Getty Square PHILADELPHIA — 10th and Market St. ALBANY, N. Y. —Cer. No. Pearl & State Sts.



Real Estate News

Plan \$500,000 Structure for Lexington Ave.

Twelve-Story Office and

The A. Z. A. Realty Corporation, Isaac Alkus president, will erect at twelve-story office and showroom building, to cost \$500,000, at the northeast corner of Lexington Avenue and East Forty-third Street. Twe three-story and one five-story brick buildings will be demolished on the site. These buildings are now known as 415 and 417 Lexington Avenue.

The new building will be of brick. The first floor will be used as stores, the remaining eleven as offices and showrooms. The building will have a frontage of 41.4 feet on Lexington Avenue, with a 125-foot frontage on East Forty-third Street. Sommerfield & Stickler are the architects.

Big Savannah Tract Sold For Terminal Purposes

Imbrie & Co., of This City, Add 520 Acres to Holdings on

Savannah River Imbrie & Co., of 61 Broadway, have purchased the Foundation Company purchased the Foundation Gompany tract of about 520 acres on the Savannah River just below the cotton Compress tract. The northerly part of the property will be sold to the Jules Cablat interests, which will build a coal plant capable of handling at least 2,000,000 tons of coal a year. The balance of this tract will be conveyed to the Port Wentworth Terminal Corporation, which Iready owns 2640 acres of land highly developed for industrial purposes.

The Port Wenworth Terminal Corporation is owned by the Savannah & Atlanta Railroad, which in turn is owned by Imbrie & Co.

School Teachers Buy Realty

Take Pierce House, in 51st St., From George Backer

From George Backer

The former home of John Pierce, at 11 East Fifty-first Street, which has been occupied for some time by the Gardner School, has been bought by Louise Eltinge and Mary E. Masland, who control the school. The purchase was made from George Backer, who acquired the property from the Metropolitan Life Insurance Company. It is a five and a half-story house, with additions extending almost the full depth of the lot, and stands on a site 27.6x 100.5, opposite St. Patrick's Cathedral.

Mr. Backer took the preperty in connection with a loan made by the Metropolitan. The life insurance company allows a mortgage of \$100.000 to remain and Mr. Backer takes from the new owners a purchase money mortnew owners a purchase money mort-gage of \$75,000, both loans being made at 4 per cent interest and for five years.

Harrison, Lawrence Gourlay and Wallace Morgan.

Douglas, Gibbons & Co. and Snowber & Smith leased an apartment at

Mandel.

Mrs. L. C. Gregg is the buyer of the dwelling at 30 West Eighty-fifth Street, and Felipe Barredo Daos, of 331 West Eighty-fifth Street, both sold recently through M. H. Gaillard & Co.

The Heermance Storage and Refrigerating Company is the purchaser of the building 165 Chambers Street, sold recently.

\$300,000 Carage for 13th Ave.

A \$300,000 Gur-story garage and errivice station will be built at 148 and 50 Thirteenth Avenue and 613 to 625 West Twenty-third Street, forming the corner of Thirteenth Avenue and Twenty-third Street.

The building will be 98x205 feet, of brick and will be and will be and will be seen.

witz, the two six-room houses, just completed, 30x100 each, on the south side of Division Street, near Van Name Avenue, Mariner's Harbor.

Tenants for Dwelling Houses Douglas Gibbons & Co. have leased for Mrs. Kate A. Dooling a three-story dwelling 163 East Fifty-sixth Street to Mrs. Alice Huntington. Pease & Elliman leased for Dr. E. S.

Store Buildings for Brooklyn Howard C. Pyle & Co, sold the north-east corner of Flatbush Avenue and Duryea Place, 204x451, to the Duryea-Flatbush Stores Company, Inc., which will erect eleven store buildings, from plans by Frank E. Kelly, architect.

Robinson to Martha A. Kanes the four-story dwelling at 28 West Thirty-ninth

Sales in Westchester

George Howe sold to Mrs. Emma L. Seaman, of Chappaqua, a bungalow on King Street, Chappaqua, and for William T. Matthies, a tract consisting of about five acres at Ardsley to the Edwarden estates.

Dwelling at Flushing Sold The dwelling at 71 Thirty-second Street, Broadway-Flushing, has been gold by J. Albert Johntra to Mary J. Pallon, for Jennie E. Walsh.

Union Indemnity Co. Gets Homeseekers Are More Downtown Space

Concern to Erect Big Building in Maiden Lane; Leases Show Demand for Stores

Charles F. Noyes Company leased to the Union Indemnity Company the ground floor at 21 Platt Street to be Showroom Building To used in connection with the space they Be Erected at 43d Street now occupy at 55 John Street. The Corner by Corporation Union Indemnity Company is about to

the description of the space they now occupy at 55 John Street. The Union Indemnity Company is about to erect a modern eight or ten story office building at 96 to 100 Maiden Lane, upon property secured through the Noyes Company.

The Noyes Company also leased a floor at 32 and 65 Maiden Lane and 91 William Street to the H. B. McAlpin Corporation, and space at 111 Water Street to Edward W. Haage.

William A. White & Sons leased to the Capitol Furniture Company the third loft at 310 and 312 East Seventy-fifth Street; to Frederick H. Tiedman an office at 100 Hudson Street; to Street; to Maurice E. Biederman space at 56 and 58 Pine Street; to Arthur L. Pearse an office at 31 Exchange Place; to Maurice E. Biederman space at 56 and 58 Pine Street; to Mark Scheefer Company a loft at 325 Greenwich Street; to Theophilus Barratt the third floor at 112 Water Street; to Horowitz Brothers the third floor at 312 Exchange Place; to M. P. Trading Company the first loft at 30 Great Jones Street; and with F. Goldsmith to the Postal Telegraph-Cable Company to the Algonquin Coal Company at 2 Rector Street.

Pease & Elliman leased to John J. McDonald a loft at 166 William Street.

The Coress & Brown Company leased space at 27 West Sixty-first Street to Hugh O'Donnell; space at S West Twenty-sixth Street to Charles Daerer; the store and basement at 188 Seventh Avenue to Katz & Lipshitz; the store at 156 West Twenty-first Street to the Gramatan Company, and the store and basement at 198 Seventh Avenue to Katz & Lipshitz; the store at 156 West Twenty-first Street to the Gramatan Company, and the store and basement at 198 Seventh Avenue to Katz & Lipshitz; the store at 156 West Twenty-first Street to the Gramatan Company, and the store and basement at 198 Seventh Avenue to Katz & Lipshitz; the store at 156 West Twenty-first Street to the Gramatan Company, and the store and basement at 198 Seventh Avenue to Katz & Lipshitz; the store at 156 West Twenty-first Street to the Gramatan Company, and the store and basement at 198 Seventh Avenu

Owned by Estate, One of the Few Exceptions

Charles A. Weber sold for the estate of Thomas Croamer, 410 East 147th Street, a four-story double flat, 25x100, to Michael Comey.

Edward Polak, Inc., sold for a Mr.

Builders Buy Tenement

A \$300,000 four-story garage and ervice station will be built at 148 and 50 Thirteenth Avenue and 613 to 625

Buying in Staten Island
L. J. Phillips & Co. sold for a client to William W. Halle, represented by Cornelius G. Kolff, the eight-room house, 40x90, at 193 College Avenue, Weiterleigh, S. L., and for Joseph Alkewitz, the two six-room houses, just completed, 30x100 each Constant of the sale means that these inust seek new quarters. The present these inust seek new quarters. The present these inust seek new quarters. The present tenants pay rents aggregating \$55,000.

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Duross Company and William Bragg sold for Catherine W. St. John 205 West Sixteenth Street, a three-story dwelling 18x53.6, adjoining the north-west corner of Seventh Avenue, to P. Rades, who will alter the premises for

Heights Site to Hold Garage The F. J. McMahon Company sold for the estate of Elizabeth Aymar the plot 50x69 on the north side of 188th Street, 150 feet east of Broadway. The buyer is Michael J. Myers, who will improve the property with a three-story garage.

Sales of Dwelling Houses Louis Marks, of Goodwin & Goodwin, sold for John A. Haaren to John C. Hartzel, the three-story dwelling 134 West 121st Street, 20x100.11. It had not changed hands for twenty-five

Buying Dwellings On West Side

Scarcity of Rentable Space

Charles J. Quinlan, of the Wood, Dolson Company, sold for A. Hollander to Annette and Gladys Offerman for occupancy the four-story dwelling 150 West Seventy-eighth Street, 20x100. The purchasers recently sold their home at 45 West Ninety-first Street through the Duross Company.

L. J. Phillips & Co. sold for Mrs. B. Popper, represented by N. A. Berwin & Co., the five-story dwelling 260 West Ninety-third Street, 18x100.8. After making extensive alterations the buyer will occupy.

Katz & Lipshitz; the store at 156 West
Twenty-first Street to the Gramatan
Company, and the store and basement
at 135 West Twenty-second Street to
Henry H. Brown.

The Duress Company leased the store
and basement at 39 and 41 Ninth Avenue, a two-story business building; a vacant plot on the west side of Fort
Charles Place, near West 225th Street.
Voluntary offerings include the fourstory loft 45 Mercer Street; tenement,
618 East Sixteenth Street; the vacant
plot at the northeast corner of Amsterdam Avenue and 167th Street; the twostory frame dwelling, 1850 Guerlain
Place; the stucco residence, 80x100, at
9 Beach Thirty-second Street, Edgemere, L. I., and a ten-room dwelling
at 150 Belleville Avenue, Newark, N. J.

Harold Vanderbilt May

to Michael Comey.
Edward Polak, Inc., sold for a Mr.
Leshinsky to a Mr. Davidman, a twofamily brick dwelling, 25x90 at 762
East 222d Street, and for Muriel Cohan
to Foundation Reality Company, Inc.,
668 East 223d Street, a two-family
dwelling, 25x103.
Edith H. Bahr sold to William A.
Kline, 310 East 137th Street, a threestory dwelling, 16.10x106.
Adele Pollak, sold to Annie Waxler,
742 Oakland Place, a three-story dwelling, 23.7x100.

Meta M. Flomer sold to C.

Idle Hour, the estate of the late
W. K. Vanderbilt, may be placed in
the market shortly for sale. The story
is that Harold Vanderbilt, who received the property under the will of
his father, is inclined to dispose of
the big estate, one of the best known
in the country. After his visit to the
property last week it was said that
the estate would be closed this fall
and the stock, poultry and plants sold.

Tube Work Begins Oct. 19

The Manhattan ceremonial site will be in Canal Street, from where, when completed an under water thoroughfare will reach to Jersey City.

Manhattan and New Jersey motorists and auto transport companies will hail the first work on the tunnel as the initial lap of better motoring conditions. Heavy trucks which now wait in line by hundreds for overloaded ferries will be able to make the uninterrupted journey with great economy

Astoria Ferry Opens Sept. 27

Fire Record

FOR RENT WITH PARTITIONS NEAR

INCORPORATED 0 EAST 45th ST. MURRAY HILL 3100

TO SUBLET-Large office, with telephon elevator, steam heat, electric light, rea sonable rent. Apply 101 Broadway (nea Canal st.), Room 82 or phone Beekman 2455

Great Home Bargain Owner sacrificing beautiful house, \$1,500 less than value; large foreclosed plot; near station, fine trees; 14 hour Manhattan; steam heat, tile bath, tile kitchen, open fireplace, fine fatures, artistic decorations, parquetry, inclosed veranda, garage, \$2,000 cash and \$50 monthly; large discount

Is Leading Folks to Consider Purchase of Private Homes as Only Solution

Sell Idle Hour Estate

With appropriate ceremonies ground will be broken for the Manhattan-New Jersey vehicular tunnel on October 12. The Manhattan ceremonial site will be

terrupted journey with great economy of time, and owners of automobiles may look forward to the trip back and forth with a certain degree of confi-

Douglas, Gibbons & Co. and Snow-ber & Smith leased an apartment at 108 East Fifty-sixth Street to Miss Elizabeth Lowden.

Robert E. Kelly sold for Kate Moschen 207 East Forty-third Street, a four-story tenement, 25x100, to H. Wright & Co., builders, and for Mrs. Street, as four-story tenement, 25x100, to H. Whalen, Commissioner of Plant and Structures, said yesterday. The company that formerly operated this line went out of business on December 31, to Mrs. John J. O'Halloran.

Cyrille Carreau, Inc., and Samuel Continue the purchasers of the house at 520 Madison Avenue, sold recently by Henry Mandel.

Service on the ferry between East Nonety-second Street and Astoria will be resumed on September 27, Grover A. Whalen, Commissioner of Plant and Structures, said yesterday. The company that formerly operated this line went out of business on December 31, to Mrs. John J. O'Halloran.

Cyrille Carreau, Inc., and Samuel Goldner sold 515 West 172d Street to I. Greenberg.

Mandel.

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James Bremmer is the buyer of the dwelling at 313 West Fiftieth Street, sol recently.

The Glavera Realty Corperation, represented by George W. Files, attorney, is the purchaser of 178 Third Avenue.

Fruiterers Buy Entire Block

Square in Trade Center Taken by Syndicate for Its Own Use

The Edward Rohle property, comprising the block bounded by West, Reade, Duane and Washington streets, has been purchased by fruit dealers who will occupy the property themselves after alterations. More than a dozen concerns are now quartered in these properties. The sale means that these

TO LET FOR BUSINESS PURPOSES

OFFICE SPACE

CONSISTING OF 3,200 SQ. FT. **GRAND CENTRAL TERMINAL** IMMEDIATE POSSESSION Brown, Wheelock Co.

QUEENS REAL ESTATE

Telephone Hollis 6515.

CONNECTICUT REAL ESTATE

ARE YOU BUYING
Any real estate an hour out of the city?

Alterations Planned

MADISON ST., 20, to a two-story and basement dwelling; J. P. Parisory and Cityer at the city of the city.

Alterations Planned

MADISON ST., 20, to a two-story and basement dwelling; J. P. Parisory and cityer at two-story Alterations Figure
MADISON ST., 20, to a two-story and hasement dwelling. J. Papadeas, 36 Gentile, furnished rooms kitchen privGliver st., owner, M. Mills, 115 Nassau lieges; would consider sharing apartment; st., architect. \$12,590

NEW YORK STATE BEAL PSTATE

TO BE SOLD

"ELLERSLIE"

THE COUNTRY HOME OF THE LATE Hon. LEVI P. MORTON ONE OF AMERICA'S NOTED ESTATES

AT RHINEBECK - ON - HUDSON A residential community long famous for its great country homes of nationally prominent families.

"ELLERSLIE," fronting a mile and more on the Hudson River, comprises 864 acres, in broad meadows, heavily timbered woodlands and park (the forestry, planting and landscaping the work of experts for the past 100 years), and

A PRIVATE LAKE

with wooded and grass shores.

A great avenue winding for a mile through a quadruple row of maples and crossing the lake over a beautiful bridge, leads from the highway to the main residence, a pink granite, stucco and half tim-bered, Elizabethan dwelling 115x70 feet, 30 rooms, 9 bathrooms and electric elevator. This mansion, situated on the highest portion of the estate, commands from its wide porches a very remarkable view of the Hudson River and mountains, including the Fishkill and Catskill ranges. Grouped here are the various outbuildings used in connection with the dwelling-garage, stables, cottages, green-

The famous "ELLERSLIE FARM" plant includes 8 dwelling houses, a great modern barn for 200 head, boarding houses, sawmill, carpenter's shop, blacksmith shop, dairy, etc. All main build-ings equipped with electric power and lights. Village water supply throughout, including numerous fire hydrants. Running through the estate are several miles of very finest macadam roadways.

This magnificent property in excellent and going condition is offered for sale at only a fraction of its cost by order of the Trustees to settle the estate. For price and full information address the

NICHOLS & HOBBIE

7 East 42nd Street

New York City

Ready for Occupancy

ENTIRE BLOCK FRONT 1565-1575

APARTMENTS

IDEAL APARTMEN

MANHATTAN REAL ESTATE UNFURNISHED APARTMENTS TO LET

Established 1852 HoraceS.Ely&Co. REAL ESTATE

313 WEST 88TH ST. 4 Story and Basement
14 Rooms—3 Baths
Up-to-date. Open for Inspection.
S. L. PAKAS, 21 Park Row.

21 Liberty Street

FRED'K & CO. 14 W. 40th St. 4 193 B'way

HESS Business Property George L. O'Hare

Apartments & Business Property
489 5th Avenue Tel. 5092 Vanderbill FOR SALE OR TO LET-Brokers attention. Two entire lofts, 240 West 27th st.; possession; heavy floor pressure; live steam; elevator, steam heat, electric power consider leasing entire building. Gordon 375 Fulton st. Main 3160.

FOR SALE
PRIVATE DWELLING
123 East 95th St. 3-story, occupancy Sentember 1st. Inquire of estate of Charles Guiden. Phone Franklin 5670.

FOR SALE-244 West 127th st., and basement brownstone, improv Owner, W. H. Kobbe, Ramsey, N. BRONK REAL ESTATE

dence that waiting in line at the river will be a thing of the past.

The date for the beginning of work from the Jersey side has not been definitely announced.

Twenty T-room houses, every modern tier room for garage and vegetable giden, terms arranged; immediate possion; half block east of Van Cortial Park take 3d Ave. L to Bedford Park a surface car to Mollean Ave., or N. Y. Cortal and Woodlawn Seaton.

The Remaining Lot Holdings **WOODS OF LARCHMONT** WILL BE SACRIFICED FOR IMMEDIATE SALE

Lots 50x100 average \$750 each Plots 100x125 average \$1,500 each JOS. LAMBDEN & SON, Inc.

WESTCHESTER COUNTY SPECIALISTS LES LVG ACREAGE ESTATES HOMES

The BEST in WESTCHESTER
HOMES-PLOTS-ESTATES-PAGES
ROBERT E FARRIEY 12 East 44 in St. Murray Hill 7720

HOMES & ESTATES IN WESTCHESTER Prince & Ripley 437 Fifth Ave.

NEW JERSEY REAL ESTATE

Grand Concourse Cor. 173rd St. 3-4-5-6 ROOMS 3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station

6th & 9th Ave. Elevated at

Belmont Street Mederate Rental, Agent en Pren

JUST COMPLETED READY FOR OCCUPANCY

3-4 BEAUTIFUL ROOMS With Every Conceivable

FORDHAM HEIGHTS

rand Concourse & Fordham Road Blocks East of Jerome Ave. & Lexington Ave. Sub. Station. Oth and 9th Ave. Elevated At Fordham Road.

Agent on Premises.

Paone Intervale 2110. HOTEL ROYALTON 44 WEST 44 ST.

Unfurnished 3 Rooms, 2 Baths 2 Rooms and Bath I Room, Alcove and Bath Studio Ap't-Ground Floor
All light rooms, to lease from Oct.
1st. Apartments shown any time. Hotel Service & Restaurant

Bachelor Apartment

New Building Open for Inspection

3-4-5 Rooms 199th St. and Valentine Ave. Lexington and Jerome Av. Subway. Three Blocks from Bedford Park Station New York Central and 3d Av. "L."

Moderate Rental. Agent on Premises

-Wotel-Manhattan Square
50-58 WEST 77th STREET
Facing Museum of Natural History
2 ROOMS & BATH—\$1600 up
3 ROOMS & BATH—\$2100 up

cluding light and complete hotel serv Ownership Management 183D ST., and Grand Concourse, s. w. cor-ner, new house, apartments of 3 and 6 rooms.

FIFTH AVE. between 49th and 56th sta-

Furnished apartment, parlor, bedroom and bath; elevator and maid's service; to subject till October lat, rent reasonable. Apply Mise Weiner, Phone Murray Hill 6383.

LONG ISLAND REAL ESTATE

GREAT NECK

Some time within the next two weeks
some one is coming out to Great Neck and
ket a real bargain in a beautiful modern
home, a new, seven-room Colonial type
house, with sun parlor and garage, at
\$12.75° Why not be the lucky one? Terms
can be arranged.

M. B. GRORSTROM, OWNER,
GREAT NECE, L. I.

79TH ST., 112 EAST-Elegant modern apartment, two rooms, bath; parlor floor. FURNISHED APARTMENTS TO LET

HOUSE for rent, November to May, nine rooms, four baths, all improvements, garage; near Bronsville; references re-quired. L 601, Tribune.

FOR SALE, PLAINFIELD, N. J. Sacrifice, to settle estate. Ten-room house, oak floors, bath, laundry, garage for three cars on 100x125 ft. lot, in exclusive residential neighborhood. Excellent Central R. R. of N. J. cemmuting service, Terms, \$18,500; cash down \$5,000, bal, in notes and mortgage. Immediate possession. Dr. Edward A. Herr, 317 North Main st., Waterbury, Conn. 74TH ST. 104 EAST (just off Park av.)—Attractively furnished apartment; \$\frac{1}{2}\$ rooms, bath, kitchenette. Seen by appointment. Lenox 4843.

CALDWELL, N. J. A Good Investment.
Three stores, two flats of 10 rooms, will sell reasonable.

1. H. BUDD & SON.
48 Crano St., Caldwell, N. J.

A home of unusual attractiveness, hollew tile construction, covered with stuces, practically new and in spiemidid condition. 15 rooms, 4 baths; 2-car garage; grounds cover two acres; price, \$60,000. F. GULDEN, Phone Franklin 5670. GARDEN CITY.

NEW HOUSES FOR SALE. IMMEDIATE OCCUPANCY. EDGEWORTH SMITH, INC., 1 W. 34th